



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, June 10, 2015 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the May 13, 2015 meeting

7. Open Hearing

Old Business

PZ 15-015 Dr. Akhtar Parvaiz regarding the property located at 6125 South Cass Avenue, Westmont, IL 60559 for the following in the C-1 Commercial District:

- (A) Special Use Permit request to operate a ground floor medical office.
- (B) Zoning Code Variance request to reduce the number of required off-street parking stalls.
- (C) Site and Landscaping Plan Review

New Business

PZ 15-017 Expression Dance Studio regarding the property located at 25 - 35 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate a ground floor dance studio in the B-1 Limited Business District.

PZ 15-018 Express Oil Change regarding the property located at 25 West 63rd Street and 6320 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Map Amendment Request to Rezone 6320 South Cass Avenue from R-1 Single Family Detached Residence District to C-1 Commercial District upon annexation.
- (B) Special Use Permit request to operate an automotive service business in the C-1 Commercial District.
- (C) Zoning Code Variance request to reduce the number of required off-street parking stalls.
- (D) Zoning Code Variance request to allow parking and signage within the front yard setback.
- (E) Zoning Code Variance request to increase the number of allowable signs.
- (F) Zoning Code Variance request to increase the square footage allowed for a ground sign.
- (G) Zoning Code Variance request to increase the maximum gross square footage of signage.
- (H) Preliminary Plat of Subdivision.
- (I) Site and Landscaping Plan approval.



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PZ 15-019 Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Section 4.05 of the Westmont Zoning Code regarding antenna regulations to allow administrative approval in certain instances.

PZ 15-020 Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Article VII - Business Districts of the Westmont Zoning Code regarding Special Use regulations to allow administrative approval in certain instances.

PZ 15-021 Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Section 10.06 - Off Street Parking of the Westmont Zoning Code regarding regulations for the minimum number of parking spaces required for dwelling uses.

8. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 9:00 A.M. to 5:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION

Ed Richard Chairperson